

PLAN COMMISSION

November 8, 2021

REGULAR MEETING

ROLL CALL

The meeting was called to order at 7:00p.m. and the assemblage was invited to stand and recite the Pledge of Allegiance. President John Marshall asked for the roll call to be conducted. Members in attendance and absent are listed below:

Members Present:

President John Marshall, Vice President Daniel Rohaley, Michael Conquest, Laura Sauerman, Chad Jeffries, Richard Day, Scott Evorik

Members Absent: None

Staff Present:

Commission Attorney Joe Irak, Executive Secretary Anthony Schlueter, Assistant Planner Grace Roman, Recording Secretary Jenni Pause, IT Manager Mary Freda

APPROVAL OF MINUTES

President John Marshall asked the Commission to approve the October 11, 2021, meeting notes. Laura Sauerman motioned to approve the October 11th meeting minutes as presented. Richard Day seconded the motion. A roll call vote was taken, by a vote of 7 Yeas, 0 Nays, 0 Abstentions, the motion unanimously passed, and the meeting notes are now official record of the body.

OLD BUSINESS

21-20 Olthof Homes, Petitioner/Matt & Anne Sheaffer and Gina Goggios, Owner

Request: Workshop

Purpose: The Willows P.U.D.

Location: 12807, 12829, 12929 & 13121 Delaware Street

Chip Krusemark of Olthof Homes, 8151 Wicker Ave., St. John, came before the Board, and provided an overview of the petition. Krusemark detailed the proposed site, zoning, and acreage. Krusemark stated the southern section in under annexation. Krusemark stated they have reduced the total number of units since the workshop was first heard in July from 227 to 210 to address the density. Krusemark stated their open space has increased by about 30%. Krusemark stated they have removed the additional connection onto Delaware at the request of the Planning Department. Krusemark stated they have an area that was defined as a potential wetland so there will be no building in that area. Krusemark detailed the area where there will be connectivity to the south. Krusemark detailed the proposed detention basin, pergola and walking paths. Krusemark provided details about the proposed monument

entry. Krusemark detailed the proposed landscaping. Krusemark detailed what a possible roundabout would look like at the intersection. Krusemark detailed the southern pond which will also have pergolas, benches and walking paths. Krusemark detailed the dedicated park which will be HOA maintained. Krusemark stated they are proposing a monument sign on the south entrance on Delaware as well. Krusemark detailed the buffer between I65 and the development. Krusemark stated their plan will need to be revised due to a NIPSCO pipeline so the berm will not be able to be in that area. Krusemark provided renderings of the proposed units to be constructed. Krusemark stated there will not be any monotony issue in the subdivision. Krusemark detailed the square footage of the proposed units.

Schlueter asked what the average lot dimensions will be. Krusemark stated they will be 74 x 135 or 140. Krusemark stated they are working on the setbacks to allow for each lot to allow for 3 car garages. Jeffries stated the paperwork shows 74 x 125.

Day stated he appreciated them making the change on lots 148-149. Day asked if there will be garages behind the townhomes. Krusemark stated there is greenspace then a garage. Day asked about the townhomes on lots 37-42 south of the pond because there is no access. Krusemark stated the front of the building faces the pond and the garages will be off the drive. Day asked Schlueter if Staff requested the south road. Schlueter confirmed they did for future connectivity.

Evorik stated for the most part his previous comments from the July meeting remain the same. Evorik asked about the utility easement at lots 148 & 149 and asked if there will be a pump station. Evorik asked Krusemark to verify it will not be needed. Krusemark stated they have not received Engineering, so they are not sure.

Rohaley stated he did the math, and they are looking at 3.68 units per acre and asked Schlueter to verify what the standard is. Schlueter reported he believes the last PUD (Walkerton Park) was north of 4 units per acre. Rohaley stated he feels overall the plan is a good one. Rohaley stated he worries about the 3.68 units per acre.

Conquest stated he appreciates the wetlands that they have but as he is looking at google earth it appears to the north and back to the west almost to Delaware, almost in between the two cutouts for the existing homes there appears to also be a wetland. Conquest stated it appears there is a plowed field with no growth on it where you can actually see the erosion tracks going right to the wetlands and asked if they have addressed that. Krusemark stated they have had a wetlands study done for the entire site and that is what is considered a farmed wetland so they will be able to develop through that area they will just need to make sure the drainage flows in the correct direction, hits the detention ponds and the outflows are all going the right direction. Krusemark stated the only area that they have that is considered a legitimate class 3 wetland is the area circled in blue on the plans provided. Conquest stated he is telling them that they have an area where water does collect, and they are putting a lot of hardscapes into an area that is used to absorbing and remediating water so they are going to need to redirect that water. Krusemark stated they will make sure the entire site that everything flows the right way. Conquest voiced his concern with the large amount of development that will take place in that area

and wants to make sure they plan for big rains. Krusemark stated the Engineers will take all that into consideration.

Jeffries stated he asked Schlueter about this, but he is not sure they have ever brought that 100' landscaping berm all the way up to the edge of the building and then put in side yard, sidewalks and road. Jeffries voiced his concern with the fact that is already going to be shifted back towards the townhomes. Jeffries stated he does not think they have ever left that 100' right at the building line. Krusemark stated he thinks they did at Walkerton Park. Jeffries stated he just wants to make sure that they are not going to be limited to the height on the berm. Krusemark stated they will make sure that Olthof and the City are happy with the design. Krusemark stated they will tweak what they need to make sure the Board is happy with it. Jeffries addressed the possible roundabout at 129th and Delaware and stated he thinks it would make the most sense to have another roundabout at the next intersection going east to keep traffic flowing. Krusemark stated the challenge is they do not know when the overpass will go in. Krusemark stated he would be hesitant to put a bunch of money into a roundabout that would get destroyed when the overpass goes in. Krusemark stated there is a fair amount of right of way for when the overpass does go in and they are trying to get information from the state to find out how wide that is. Krusemark stated they are not going to be buying that ground from the property owner but as part of the approval process they would consider buying that property and donating it to the city, so the right of way is in place. Krusemark stated Tonn & Blank is looking to install a watermain at the south edge of the right of way and they are working with them on the language to put an easement so that they can do that. Krusemark stated they are willing to donate all the property needed to install the overpass. Schlueter reported as part of the PUD process they will be required to submit a traffic study. Schlueter stated maybe what they will do is have some of the future developments be included in the study.

Sauerman stated she is having some trouble with the numbers in comparison to what was given back at the July meeting. Sauerman questioned the exact number of units for the subdivision. Krusemark stated they are looking at a total of 210. Sauerman questioned the meeting minutes from July. Schlueter reported they would look into making sure the minutes are correct. Sauerman asked Krusemark to verify that they went from 227 to 210. Krusemark confirmed. Sauerman stated she hopes a roundabout will help the traffic and speed concerns posed by the neighbors.

Jeffries and Sauerman questioned the number of single family attached vs the townhomes. Schlueter reported currently there is 147 townhome units and 63 single family lots. Jeffries questioned what the 104 number was for. Schlueter stated it is an incorrect number, it may have been stated out loud by the petitioner but is not correct.

Marshall stated he feels this is a greatly improved plan. Marshall stated he is not a big fan of townhomes, but they seem to work for Olthof. Marshall stated he feels it is very generous for them to buy the land and donate it to the city.

Marshall opened the public portion of the meeting.

Lawrence Criswell, 13113 Delaware St., came before the Board and voiced his concern with the wet area Conquest mentioned because he already has a sump pump that runs non-stop. Criswell stated he just found out about this petition yesterday. Criswell voiced his concern with their property flooding due to this development and them building on a "farmable" wetland as they described because that water must go somewhere. Marshall informed Criswell that this is just a workshop and that he should give his information to Schlueter so that he can be notified of any future meetings.

Sauerman stated she wanted to reemphasize what Conquest said about the drainage issues, even if the area he brought up is not official wetlands, it needs to be planned for so that it does not cause flooding issues for surrounding properties. Sauerman informed Krusemark they really need to look into that.

Conquest stated it is hard to compare the size of the hospital to this property, but he would say this development will have every bit as much hardscape as the hospital. Conquest stated he understands that the state of Indiana has decided not to protect disconnected wetlands but there was a time this area he is looking at would be considered waters of the state. Conquest stated they have enough flooding problems in and around when there are big rains. Conquest stated now is the time to really invest the money and research to make sure they get this thing right.

Marshall stated nothing is approved without final Engineering anymore.

Schlueter asked Krusemark to detail how the drainage will work. Krusemark stated as it stands water rains on this cornfield and does whatever it. Krusemark stated with this development coming in and them installing storm drains they can direct the water to where it needs to go. Krusemark stated they believe the detention ponds they have are sufficient, but Engineering will determine that for sure. Krusemark stated they will make sure it is all done right, they do not want any long-term problems. Schlueter asked Krusemark to verify that they are going to install swales from the neighboring properties to force the water into the ponds. Krusemark confirmed. Krusemark stated once they do everything the water will be pulled away from the neighboring properties into the pond.

NEW BUSINESS

21-32 Ancon Construction, Petitioner/Jerald J. Good, David R. Hubinger T/C, David W. Hubinger, Owner
Request: Primary Subdivision (1 Lot)
Purpose: Goodwill Store
Location: 11191 Broadway

John Marshal informed the Board that the petitioner has requested a deferral. Chad Jeffries asked Schlueter why they are deferring. Schlueter reported they are not ready, there are some issues with the Engineering and primary subdivision plan layout.

Marshall entertained a motion for Petition #21-32. Scott Evorik motioned to defer Petition # 21-32. Richard Day seconded the motion. With no further discussion. Marshall called for roll call. With a roll call vote of 7 Ayes, 0 Nays, and 0 Abstentions, Petition #21-32 was deferred

21-33 Francisco Lara, Petitioner/Owner

Request: Change of Zone

Purpose: Retail Business

Location: 113 North Indiana Avenue

Frank Lara, 304 Las Olas, came before the Board as a representative for the petitioner and provided an overview of the petition. Lara stated this will be a fulltime commercial business.

Schlueter reported on the location, history of the property and zone changes. Schlueter reported the property has existed for several years as a business. Schlueter reported the zone change is consistent with current and past uses and recommended a favorable recommendation to the City Council.

Marshall stated he feels the business will work in the building and hopes to see some exterior work to the building to match the improvements surrounding the property.

Rohaley asked if there was a parking issue in the past on the north side with the nursing home. Rohaley asked Schlueter to speak to the parking issues. Schlueter stated he is not aware of parking issues in the past and reported there is adequate parking at the site. Schlueter reported there should be a shared driveway agreement with the nursing home. Rohaley asked Schlueter to verify that there is adequate parking on the site for the use. Lara stated he has spoke with the director of the nursing home.

Marshall stated Rohaley is correct there has been parking issues at this site in the past. Schlueter stated the shared driveway agreement is something that Lara will want to look into. Lara stated he will speak to the director about that. Schlueter stated he would like to see something on paper that both properties agree to. Marshall stated the problem is they may get along now but if the Director changes that could change. Lara stated he will follow up with the director and get something written down.

Marshall opened the public portion of the meeting. With no public coming forward, Marshall closed the public portion of the meeting.

Marshall entertained a motion for Petition #21-33. Sauerman motioned to send a favorable recommendation to the City Council for Petition # 21-33. Evorik seconded the motion. With no further discussion. Marshall called for roll call. With a roll call vote of 7 Ayes, 0 Nays, and 0 Abstentions, Petition #21-33 received a favorable recommendation to the City Council.

MISC. AND PUBLIC COMMENT

No Public.

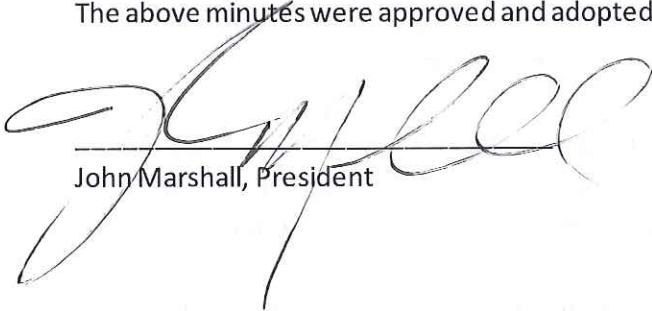
No Misc.

ADJOURNMENT

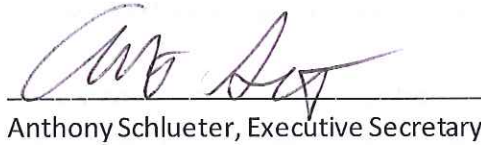
At 8:01p.m. Sauerman motioned to adjourn, seconded by Jeffries.

ATTESTMENTS OF MEETING MINUTES

The above minutes were approved and adopted by majority on the 13th day of December, 2021.



John Marshall, President



Anthony Schlueter, Executive Secretary